B S R & Co. LLP
Chartered Accountants

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Independent Auditor's Report

To the Members of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) (the "Company") which comprise the balance sheet as at 31 March 2025, and the statement of profit and loss (including other comprehensive income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2025, and its profit and other comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those SAs are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Management's and Board of Directors Responsibilities for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs, profit/ loss and other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Management and Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

B S R & Co. (a partnership firm with Registration No. BA61223) converted into B S R & Co. LLP (a Limited Liability Partnership with LLP Registration No. AAB-8181) with effect from October 14, 2013

Registered Office:
14th Floor, Central B Wing and North C Wing, Nesco IT Park 4, Nesco Center, Western Express Highway, Goregaon (East), Mumbai - 400063

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Management and Board of Directors.
- Conclude on the appropriateness of the Management and Board of Directors use of the going concern basis of accounting in preparation of financial statements and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2 A. As required by Section 143(3) of the Act, we report that:

a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books, except for the matter stated in the paragraph 2(B)(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 and that the back-up of one (1) accounting software which form part of the 'books of account and other relevant books and papers in electronic mode' have not been maintained on the servers physically located in India.

c. The balance sheet, the statement of profit and loss (including other comprehensive income), the statement of changes in equity and the statement of cash flows dealt with by this Report are in agreement with the books of account.

d. In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

e. On the basis of the written representations received from the directors as on 31 March 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2025 from being appointed as a director in terms of Section 164(2) of the Act.

f. the modification relating to the maintenance of accounts and other matters connected therewith are as stated in the paragraph 2(A)(b) above on reporting under Section 143(3)(b) of the Act and paragraph 2B(f) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014.

g. With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

B. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

a. The Company does not have any pending litigations which would impact its financial position.

b. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

c. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

d (i) The management has represented that, to the best of their knowledge and belief, as disclosed in the Note 41(A) to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) The management has represented that, to the best of their knowledge and belief, as disclosed in the Note 41 (B) to the financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (i) and (ii) above, contain any material misstatement.

e. The Company has neither declared nor paid any dividend during the year.

f. Based on our examination which included test checks, except for instances mentioned below, the Company has used accounting softwares for maintaining its books of accounts, which along with access management tool, as applicable, have a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the respective softwares:

i. Audit trail was not enabled at the database level to log any direct data changes for accounting software used for maintaining general ledger from 01 April 2024 to 12 March 2025.

ii. In the absence of reporting on the audit trail feature in the independent auditor's report for the database level of a third party accounting software used for maintaining the books of accounts relating to revenue, trade receivables, and other related accounts, we are unable to comment on whether the feature of recording audit trail (edit log) facility was enabled at the database level for the period from 1 April 2024 to 31 March 2025.

Further, where audit trail (edit log) facility was enabled and operated throughout the year for the accounting software, we did not come across any instance of the audit trail feature being tampered with. Additionally, where audit trail (edit log) facility was enabled and operated in the previous year, the audit trail has been preserved by the Company as per the statutory requirements for record retention except for the logs generated within access management tool.

C. With respect to the matter to be included in the Auditor's Report under Section 197(16) of the Act:

In our opinion and according to the information and explanations given to us, the Company has not paid any remuneration to its directors during the year. The Ministry of Corporate Affairs has not prescribed other details under Section 197(16) of the Act which are required to be commented upon by us.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

DEEPAK NAIR

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Date: 2025.05.02 21:47:12 +05'30'

Deepak Nair

Partner

Place: Mumbai

Membership No.: 139861

Date: 02 May 2025

ICAI UDIN:25139861BMNZQV7986

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) for the year ended 31 March 2025

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(i) (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its Property, Plant and Equipment by which all property, plant and equipment are verified every year. In accordance with this programme, all property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No discrepancies were noticed on such verification.

(c) The Company does not have any immovable property (other than immovable properties where the Company is the lessee and the leases agreements are duly executed in favour of the lessee). Accordingly, clause 3(i)(c) of the Order is not applicable.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its Property, Plant and Equipment or intangible assets or both during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii) (a) The inventory, has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable and procedures and coverage as followed by management were appropriate. No discrepancies were noticed on verification between the physical stocks and the book records that were more than 10% in the aggregate of each class of inventory

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned any working capital limits in excess of five crore rupees in aggregate from banks and financial institutions on the basis of security of current assets at any point of time of the year. Accordingly, clause 3(ii)(b) of the Order is not applicable to the Company.

(iii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, limited liability partnership or any other parties during the year. The Company has made investments in other parties, in respect of which the requisite information is as below. The Company has not made any investments in Companies, firms and limited liability partnership. Accordingly, provisions of clauses 3(iii)(a), 3(iii)(c) to 3(iii)(f) of the order are not applicable to the Company.

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the investments made during the year are not prejudicial to the interest of the Company.

(iv) According to the information and explanations given to us and on the basis of our examination of records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security and therefore the relevant provisions of Sections 185 and 186 of the Companies Act, 2013 ("the Act") are not applicable to the Company. Accordingly, clause 3(iv) of the Order is not applicable.

(v) The Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

(vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under Section 148(1) of the Act for the products manufactured by it. Accordingly, clause 3(vi) of the Order is not applicable.

(vii) (a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into GST.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion, the undisputed statutory dues including Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs or Cess or other statutory dues have generally been regularly deposited by the Company with the appropriate authorities.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of Goods and Services Tax and Income-Tax were in arrears as at 31 March 2025 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to Goods and Services Tax and Income-Tax, which have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

(ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company did not have any loans or borrowings from any lender during the year. Accordingly, clause 3(ix)(a) of the Order is not applicable to the Company.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a wilful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion and according to the information and explanations given to us by the management, the Company has not obtained any term loans. Accordingly, clause 3(ix)(c) of the Order is not applicable.

(d) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not hold any investment in any subsidiaries, associates or joint ventures (as defined under the Act) during the year ended 31 March 2025. Accordingly, clause 3(ix)(e) is not applicable.

(f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies (as defined under the Act).

Annexure A to the Independent Auditor’s Report on the Financial Statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) for the year ended 31 March 2025 *(Continued)*

(x) (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) During the course of our examination of the books and records of the Company and according to the information and explanations given to us, no fraud by the Company or on the Company has been noticed or reported during the year.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.

(xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, clause 3(xii) of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of the Act, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.

(b) We have not considered the internal audit reports of the Company issued till date for the period under audit.

(xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.

(xvi) (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.

(b) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(b) of the Order is not applicable.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanations provided to us, the Group (as per the provisions of the Core Investment Companies (Reserve Bank) Directions, 2016) does not have more than one CIC.

(xvii) The Company has not incurred cash losses in the current and in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year. Accordingly, clause 3(xviii) of the Order is not applicable.

(xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the Board of Directors and management plans and based on our examination

Annexure A to the Independent Auditor's Report on the Financial Statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) for the year ended 31 March 2025 *(Continued)*

of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) In our opinion and according to the information and explanations given to us, there is no unspent amount under sub-section (5) of Section 135 of the Act pursuant to any project. Accordingly, clauses 3(xx)(a) and 3(xx)(b) of the Order are not applicable.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

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Deepak Nair

Partner

Place: Mumbai

Membership No.: 139861

Date: 02 May 2025

ICAI UDIN:25139861BMNZQV7986

Annexure B to the Independent Auditor's Report on the financial statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) for the year ended 31 March 2025

Report on the internal financial controls with reference to the aforesaid financial statements under Clause (i) of Sub-section 3 of Section 143 of the Act

(Referred to in paragraph 2(A)(g) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Opinion

We have audited the internal financial controls with reference to financial statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) ("the Company") as of 31 March 2025 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to financial statements and such internal financial controls were operating effectively as at 31 March 2025, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's and Board of Directors' Responsibilities for Internal Financial Controls

The Company's Management and the Board of Directors are responsible for establishing and maintaining internal financial controls based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.

Annexure B to the Independent Auditor's Report on the financial statements of Godrej Township Development Limited (formerly known as Godrej Home Constructions Limited and Godrej Home Construction Private Limited) for the year ended 31 March 2025 *(Continued)*

Meaning of Internal Financial Controls with Reference to Financial Statements

A company's internal financial controls with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to financial statements include those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial controls with reference to financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

For **B S R & Co. LLP**

Chartered Accountants

Firm's Registration No.:101248W/W-100022

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Date: 2025.05.02 21:49:20 +05'30'

Deepak Nair

Partner

Place: Mumbai

Membership No.: 139861

Date: 02 May 2025

ICAI UDIN:25139861BMNZQV7986

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Balance Sheet

as at March 31, 2025

(Currency in INR Lakhs)

Particulars	***Note***	**As At March 31, 2025**	**As At March 31, 2024**
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	2.83	5.58
Intangible Assets	3	-	-
Deferred Tax Assets (Net)	4	-	-
Income Tax Assets (Net)		55.32	117.15
Total Non-Current Assets(A)		58.15	122.72
Current Assets			
Inventories	5	1,569.30	12,936.61
Financial Assets			
Investments	6	12,811.65	10,529.72
Trade Receivables	7	182.30	124.37
Cash and Cash Equivalents	8	17.01	50.01
Bank Balances other than above	9	181.40	93.45
Other Current Financial Assets	10	124.15	122.49
Other Current Non Financial Assets	11	380.79	1,061.23
Total Current Assets(B)		15,266.60	24,917.88
TOTAL (A+B)		15,324.75	25,040.61
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	12	8,521.00	8,521.00
Other Equity		2,137.30	670.40
Total Equity(A)		10,658.30	9,191.40
LIABILITIES			
Non-Current Liabilities			
Provisions	13	-	10.32
Total Non-Current Liabilities(B)		-	10.32
Current Liabilities			
Financial Liabilities			
Trade Payables	14		
Total Outstanding Dues of Micro Enterprises and Small Enterprises		258.21	187.65
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises		1,643.67	1,455.01
Other Current Financial Liabilities	15	2,125.63	2,169.25
Other Current Non-Financial Liabilities	16	588.71	12,014.62
Provisions	17	14.67	4.45
Current Tax Liabilities (Net)		35.56	7.91
Total Current Liabilities(C)		4,666.45	15,838.89
TOTAL (A+B+C)		15,324.75	25,040.61
Material Accounting Policies	1		

The accompanying notes 1 to 42 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

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Deepak Nair
Partner
Membership No:139861
Mumbai
May 02, 2025

For and on behalf of the Board of Directors of
Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)
CIN: U70102MH2015PLC263486

Tony Joseph Digitally signed by Tony Joseph Date: 2025.05.02 20:50:12 +05'30'

Tony Joseph
Director
DIN: 10479504
Bengaluru
May 02, 2025

Akila Jayaraman

Akila Jayaraman
Director
DIN: 09834353
Bengaluru
May 02, 2025

Tanmay Pramod Bhat Digitally signed by Tanmay Pramod Bhat Date: 2025.05.02 20:42:59 +05'30'

Tanmay Pramod Bhat
Company Secretary
Membership No. A45082
Mumbai
May 02, 2025

Anukool Jain Digitally signed by Anukool Jain Date: 2025.05.02 20:48:40 +05'30'

Anukool Jain
Chief Financial Officer
Bengaluru
May 02, 2025

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Statement of Profit and Loss

For the year ended March 31, 2025

(Currency in INR Lakhs)

Particulars	***Note***	**For the year ended March 31, 2025**	**For the year ended March 31, 2024**
INCOME			
Revenue from Operations	*18*	13,462.46	235.50
Other Income	*19*	1,357.77	718.28
Total Income		14,820.23	953.78
EXPENSES			
Cost of Materials Consumed	*20*	1,252.66	596.71
Changes in inventories of finished goods and construction work-in-progress	*21*	11,367.31	(521.38)
Employee Benefits Expense	*22*	75.03	187.79
Finance Costs	*23*	21.02	0.01
Depreciation and Amortisation Expense	*24*	2.20	5.37
Other Expenses	*25*	602.64	117.14
Total Expenses		13,320.86	385.64
Profit before Tax		1,499.37	568.14
Tax Expense			
Current Tax	*4(a)*	31.28	-
Deferred Tax	*4(b)*	-	-
Total Tax Expense		31.28	-
Profit for the Year		1,468.09	568.14
Other Comprehensive Income			
Items that will not be subsequently reclassified to profit or loss			
Remeasurements of the defined benefit plan	*27*	(1.19)	(2.37)
Tax on above	*4(b)*	-	-
Other Comprehensive Income for the Year (Net of Tax)		(1.19)	(2.37)
Total Comprehensive Income for the Year		1,466.90	565.77
Earnings Per Equity Share (Amount in INR)			
Basic	*26*	1.72	0.67
Diluted	*26*	1.72	0.67
Material Accounting Policies	*1*		

The accompanying notes 1 to 42 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

DEEPAK NAIR Digitally signed by DEEPAK NAIR Date: 2025.05.02 21:51:41 +05'30'

Deepak Nair
Partner
Membership No:139861
Mumbai
May 02, 2025

For and on behalf of the Board of Directors of
Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)
CIN: U70102MH2015PLC263486

Tony Joseph Digitally signed by Tony Joseph Date: 2025.05.02 20:51:00 +05'30'

Tony Joseph
Director
DIN: 10479504
Bengaluru
May 02, 2025

Akila Jayaraman

Akila Jayaraman
Director
DIN: 09834353
Bengaluru
May 02, 2025

Tanmay Pramod Bhat Digitally signed by Tanmay Pramod Bhat Date: 2025.05.02 20:43:31 +05'30'

Tanmay Pramod Bhat
Company Secretary
ICSI Membership No. A45082
Mumbai
May 02, 2025

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Anukool Jain
Chief Financial Officer
Bengaluru
May 02, 2025

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Statement of Cash Flows

For the year ended March 31, 2025 *(Currency in INR Lakhs)*

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Cash Flows from Operating Activities		
Profit before Tax	1,499.37	568.14
Adjustment for:		
Assets written off	1.46	-
Depreciation and amortisation expense	2.20	5.37
Miscellaneous income	(478.00)	
Finance costs	21.02	0.01
Interest income	(20.07)	(11.25)
Provision / expected credit loss on trade receivable	8.30	-
Income from investment measured at FVTPL	(763.65)	(481.88)
Profit on Sale of Investments (net)	(96.04)	(225.15)
Operating profit/ (loss) before working capital changes	174.59	(144.76)
Changes in Working Capital:		
(Decrease)/Increase in Non-Financial Liabilities	(11,427.19)	1,256.95
Increase / (Decrease) in Financial Liabilities	693.61	(1,466.60)
Decrease/(Increase) in Inventories	11,367.31	(521.38)
Decrease/(Increase) in Non-Financial Assets	680.44	(17.46)
(Increase)/Decrease in Financial Assets	(67.89)	232.47
	1,246.28	(516.02)
Taxes Paid (Net)	58.21	89.88
Net cash flows generated from / (used in) operating activities (A)	1,479.07	(570.90)
Cash Flows from Investing Activities		
Acquistion of Property plant and equipment	(0.91)	(3.42)
Purchase of investment in mutual funds	(2,655.73)	(93.27)
Sale of investments in mutual funds	1,233.45	-
Purchase of investement in Fixed deposit	(1,645.90)	-
Redemption/maturity of bank deposits	1,557.95	223.35
Interest received	20.09	12.21
Net cash flows (used in) /generated from investing activities (B)	(1,491.05)	138.87
Cash Flows from Financing Activities		
Interest and other borrowing cost paid	(21.02)	-
Net cash flows (used in) /generated from financing activities (C)	(21.02)	-
Net (Decrease) / increase in Cash and Cash Equivalents (A+B+C)	(33.00)	(432.03)
Cash and Cash Equivalents - Opening Balance	50.01	482.04
Cash and Cash Equivalents - Closing Balance	17.01	50.01

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Statement of Cash Flows

For the year ended March 31, 2025 *(Currency in INR Lakhs)*

Notes :

(a) The above Statement of Cash Flows has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS) -7 "Statement of Cash Flows".

(b) Reconciliation of Cash and Cash Equivalents as per the Statement of Cash Flows.

Cash and Cash Equivalents as per the above comprise of the following :

Particulars	As At March 31, 2025	As At March 31, 2024
Cash and Cash Equivalents (Refer Note 8)	17.01	50.01
Cash and Cash Equivalents as per the Statement of Cash Flows	17.01	50.01

The accompanying notes 1 to 42 form an integral part of the Financial Statements.

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

DEEPAK NAIR Digitally signed by DEEPAK NAIR Date: 2025.05.02 21:53:10 +05'30'

Deepak Nair
Partner
Membership No:139861
Mumbai
May 02, 2025

For and on behalf of the Board of Directors of
Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)
CIN: U70102MH2015PLC263486

Tony Joseph Digitally signed by Tony Joseph Date: 2025.05.02 20:51:48 +05'30'

Tony Joseph
Director
DIN: 10479504
Bengaluru
May 02, 2025

Akila Jayaraman Digitally signed by Akila Jayaraman

Akila Jayaraman
Director
DIN: 09834353
Bengaluru
May 02, 2025

Tanmay Pramod Bhat Digitally signed by Tanmay Pramod Bhat Date: 2025.05.02 20:43:52 +05'30'

Tanmay Pramod Bhat
Company Secretary
Membership No. A45082
Mumbai
May 02, 2025

Anukool Jain Digitally signed by Anukool Jain Date: 2025.05.02 20:47:36 +05'30'

Anukool Jain
Chief Financial Officer
Bengaluru
May 02, 2025

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Statement of Changes in Equity

For the year ended March 31, 2025

(Currency in INR Lakhs)

a) Equity Share Capital

Particulars	As At March 31, 2025	As At March 31, 2024
Balance at the beginning of the year	8,521.00	8,521.00
Changes in equity share capital during the year	-	-
Balance at the end of the year (Refer Note 12)	8,521.00	8,521.00

b) Other Equity

Particulars	Reserve & Surplus		Total
	Securities Premium(refer note (a) below)	Retained Earnings (refer note (b) below)	
Balance as at April 01, 2023	442.00	(337.37)	104.63
Total Comprehensive Income:			
i) Profit for the year		568.14	568.14
ii) Remeasurements of the defined benefit plan (net of tax) (Refer Note 27)	-	(2.37)	(2.37)
Balance as at March 31, 2024	442.00	228.40	670.40
Balance as at April 01, 2024	442.00	228.40	670.40
Total Comprehensive Income:			
i) Profit for the year		1,468.09	1,468.09
ii) Remeasurements of the defined benefit plan (net of tax) (Refer Note 27)	-	(1.19)	(1.19)
Balance as at March 31, 2025	442.00	1,695.30	2,137.30

(a) **Securities Premium**

Securities Premium is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Companies Act, 2013.

(b) Retained Earnings

Retained earnings are the profits/losses that the Company has earned till the balance sheet date, less any transfers to general reserve, debenture redemption reserve, dividends or other distributions paid to shareholders. There has been no transfers to Reserves nor any distribution of dividend in the Current year.

The accompanying notes 1 to 42 form an integral part of the Financial Statements.
As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

DEEPAK NAIR Digitally signed by DEEPAK NAIR Date: 2025.05.02 21:54:29 +05'30'

Deepak Nair
Partner
Membership No:139861
Mumbai
May 02, 2025

For and on behalf of the Board of Directors of
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CIN: U70102MH2015PLC263486

Tony Joseph Digitally signed by Tony Joseph Date: 2025.05.02 20:52:47 +05'30'

Tony Joseph
Director
DIN: 10479504
Bengaluru
May 02, 2025

Akila Jayaraman Digitally signed by Akila Jayaraman Date: 2025.05.02 20:59:28 +05'30'

Akila Jayaraman
Director
DIN: 09834353
Bengaluru
May 02, 2025

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Tanmay Pramod Bhat
Company Secretary
Membership No. A45082
Bengaluru
May 02, 2025

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Anukool Jain
Chief Financial Officer

Bengaluru
May 02, 2025

Note 1

I. Company Overview

Godrej Township Development Limited ("The Company") having CIN number U70102MH2015PLC263486 is engaged primarily in the business of real estate construction, development and other related activities. The Company is domiciled in India having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli, Mumbai - 400079.

The members of the Company have at the Extraordinary General Meeting held on March 1st, 2024, passed a special resolution to change the name from Godrej Home Construction Limited (GHCL) to Godrej Township Development Ltd pursuant to Section 13 of the Companies Act, 2013. Pursuant thereto and based on the fresh certificate of incorporation dated May 27, 2024 issued by the Ministry of Corporate Affairs as per Section 13(3) of the Companies Act, 2013, the name of the Company has been changed from 'Godrej Home Construction Limited' to 'Godrej Township Development Limited'.

II. Basis of preparation and measurement

a) Statement of Compliance

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 notified under Section 133 of the Companies Act, 2013 ("the Act") and the relevant provisions and amendments, as applicable.

These financial statements of the Company for the year ended march 31, 2025 were approved and authorized for issue by the Company's Board of Directors on May 02, 2025.

b) Functional and Presentation Currency

These financial statements are presented in Indian rupees, which is also the functional currency of the Company. All financial information presented in Indian rupees has been rounded to the nearest lakh upto two decimal, unless otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and the percentage may not reflect the absolute figures.

c) Basis of measurement

These financial statements have been prepared on historical cost basis except certain financial instruments measured at fair value.

II. Basis of preparation and measurement(continued)

d) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Ind AS requires the use of estimates, judgements and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

Information about critical judgments in applying accounting policies, as well as estimates and assumptions that have the most significant effect to the carrying amounts of assets and liabilities within the next financial year, are as follows:

- *Evaluation of satisfaction of performance obligation for the purpose of revenue recognition*

  Determination of revenue under the satisfaction of performance obligation necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the timing of satisfaction of performance obligation, costs to completion, from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognized in the consolidated financial statements for the period in which such changes are determined.

- *Recognition of deferred tax asset*

  The deferred tax assets in respect of brought forward business losses is recognised based on reasonable certainty of the projected profitability, determined on the basis of approved business plans, to the extent that sufficient taxable income will be available to absorb the brought forward business losses.

- *Evaluation of Net realisable Value of Inventories*

  Inventories comprising of finished goods and construction-work-in progress are valued at lower of cost and net realisable value. Net Realisable value is based upon the estimates of the management. The effect of changes, if any, to the estimates is recognised in the consolidated financial statements for the period in which such changes are determined.

II. Basis of preparation and measurement(continued)

e) Use of Estimates and Judgements(continued)

- *Useful life and residual value of property, plant and equipment, intangible assets*

  Useful lives of property, plant and equipment and intangible assets are based on the life prescribed in Schedule II of the act. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on internal technical evaluation.

  Assumptions are also made, when the Company assesses, whether an asset may be capitalized and which components of the cost of the asset may be capitalized.

- *Recognition and measurement of defined benefit obligations*

  The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government securities. The period to maturity of the underlying securities correspond to the probable maturity of the post-employment benefit obligations.

- *Recognition and measurement of long term incentive*

  Accrual for long term incentive scheme liability requires estimates and judgements respect of achievement of parameters of individual and business performance as well as market related parameters. These estimates are based on past performance approved budgets and plans of market indicators based on best estimate as at the reporting date.

- *Fair value measurement of financial instruments*

  When the fair values of the financial assets and liabilities recorded in the balance sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market where possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in the aforesaid assumptions will affect the fair value of financial instrument.

- *Provisions and contingencies*

  The recognition and measurement of other provisions are based on the assessment of the probability of an outflow of resources, and on past experience and circumstances known at the balance sheet date. The actual outflow of resources at a future date may therefore vary from the amount included in other provisions.

II. Basis of preparation and measurement(continued)

f) Measurement of fair values

The Company's accounting policies and disclosures require the measurement of fair values for financial and non-financial assets and liabilities.

The Company has an established control framework with respect to the measurement of fair values. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1: quoted prices in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liability that are not based on observable market data.

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

g) Operating cycle

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed and realisation of project into cash and cash equivalents and range from 3 to 7 years. Accordingly, project related assets and liabilities have been classified into current and non-current based on operating cycle of respective projects. All other assets and liabilities have been classified into current and non-current based on a period of twelve months.

h) Going Concern

The Company has been incorporated to develop a residential project on land admeasuring area 18 Acres 18 guntas located at mallasandra village, Uttarahalli Hobli, Bangalore south taluk, Bangalore. Based on the future business plans for the Company, the management believes that the Company will continue to operate as a going concern for the foreseeable future, realise its assets and meet all its liabilities as they fall due for payment, in the normal course of business.

i) Recent pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. During year ended March 31, 2025, MCA has notified Ind AS – 117 Insurance Contracts and amendments to Ind AS 116 – Leases, relating to sale and leaseback transactions, applicable to the Company w.e.f. April 1, 2024. The Company has reviewed the new pronouncements and based on its evaluation has determined that it does not have any significant impact in its financial statements.

III. Material Accounting Policies

a) Property, plant and equipment and depreciation

i) Recognition and Measurement:

Items of property, plant and equipment are measured at cost less accumulated depreciation and impairment losses, if any. The cost of an item of property, plant and equipment comprises:

- its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and
- any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

If significant parts of an item of property, plant and equipment have different useful lives, then they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognized from the Financial Statements, either on disposal or when no economic benefits are expected from its use or disposal. The gain or loss arising from disposal of property, plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of property, plant and equipment recognized in the statement of profit and loss in the year of occurrence.

Advances paid to acquire property, plant and equipment before the balance sheet date are disclosed under other non-current assets.

ii) Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company and the cost of the expenditure can be measured reliably.

iii) Depreciation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on property, plant and equipment of the company real estate segment has been provided using the written down value method and straight line method respectively based on the useful lives specified in Schedule II to the Companies Act, 2013 and below are useful life of assets:

Assets	Useful life in years
Office equipment	5
Site equipment	5
Furniture and fixtures	10
Computer	3
Electrical installations & equipments	5

Depreciation method, useful lives and residual values are reviewed at each reporting date and adjusted if appropriate. Based on technical evaluation, management believes that its estimate of useful lives as given above best represents the period over which management expects to use these assets.

III. Material Accounting Policies(Continued)

b) Intangible assets and amortisation

i) Recognition and measurement:

Items of Intangible Assets are measured at cost less accumulated amortisation and impairment losses, if any. The cost of intangible assets comprises:

Cost is the amount of cash & cash equivalent paid or fair value of other consideration given to acquire an asset.

ii) Subsequent expenditure

Subsequent expenditure is capitalized only if it is probable that the future economic benefits associated with the expenditure will flow to the Company.

iii) Amortisation

Intangible assets are amortised over their estimated useful life using straight line method.

Intangible assets are amortised over a period of six years.
Amortisation method and useful lives are reviewed at the end of each financial year and adjusted if appropriate.

c) Impairment of non-financial assets

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment if any indication of impairment exists.

If the carrying amount of the assets exceed the estimated recoverable amount, an impairment loss is recognised for such excess amount. The impairment loss is recognised as an expense in the statement of profit and loss, unless the asset is carried at revalued amount, in which case any impairment loss of the revalued asset is treated as a decrease to the extent a revaluation reserve is available for that asset.

The recoverable amount is the greater of the net selling price and the value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor.

When there is indication that an impairment loss recognised for an asset (other than a revalued asset) in earlier accounting periods which no longer exists or may have decreased, such reversal of impairment loss is recognised in the statement of profit and loss, to the extent the amount was previously charged to the statement of profit and loss. In case of revalued assets, such reversal is not recognised.

III. Material Accounting Policies(Continued)

d) Financial instruments

i) *Financial assets*

Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

Initial recognition and measurement

Trade receivables and debt securities issued are initially recognised when they originate and recorded at transaction price.

The company recognizes financial assets (other than trade receivables and debt securities) when it becomes a party to the contractual provisions of the instrument. All financial assets (excluding trade receivables that are recorded at transaction price) are recognized initially at fair value, plus in the case of financial assets not recorded at fair value through profit or loss (FVTPL), transaction costs that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

For the purpose of subsequent measurement, the financial assets are classified in three categories:

- Financial asset at amortised cost
- Financial asset at fair value through profit or loss
- Equity investment.

Financial instrument at amortised cost

A 'financial instrument' is measured at the amortised cost if both the following conditions are met:

a) The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and

b) Contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The EIR amortisation is included in finance income in the statement of profit and loss. The losses arising from impairment are recognised in the statement of profit and loss.

III. Material Accounting Policies *(Continued)*

i) Financial assets(Continued)

Financial instruments at Fair Value through Profit or Loss

Financial instruments that are convertible into a fixed number of equity instruments of the issuer do not meet the "solely payment of principal and interest" criterion because the return on the debt instrument is inconsistent with a basic lending arrangement and reflects the value of the issuer's equity. The Company classifies such debt instruments at fair value through profit or loss.

Debt instruments included within the fair value through profit or loss (FVTPL) category are measured at fair value with all changes recognised in the statement of profit and loss. Net gains and losses, including any interest or dividend income, if any, are recognised in profit or loss.

Net gains and losses, including any interest or dividend income, if any, are recognised in profit or loss.

Equity investments

All equity investments other than investment in subsidiaries, joint ventures and associate are measured at fair value. Equity instruments which are held for trading are classified as at FVTPL. For all other equity instruments, the Company decides to classify the same either as at fair value through other comprehensive income (FVTOCI) or FVTPL. The Company makes such election on an instrument-by- instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in other comprehensive income (OCI). There is no recycling of the amounts from OCI to the statement of profit and loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the statement of profit and loss.

Derecognition

A financial asset (or, where applicable, a part of a financial asset) is primarily derecognised when:

(a) The rights to receive cash flows from the asset have expired, or

(b) The Company has transferred substantially all the risks and rewards of the asset, or

(c) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Impairment of financial assets

The Company applies 'simplified approach' measurement and recognition of impairment loss on Financial assets that are debt instruments, and are measured at amortised cost e.g., loans, debt securities, deposits and bank balance and 12-Month ECL on Trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime expected credit loss at each reporting date, right from its initial recognition.

III. Material Accounting Policies *(Continued)*

ii) Financial Liabilities

Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost.

Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Loans and borrowings

After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and transactions costs. The EIR amortisation is included as finance costs in the statement of profit and loss.

This category generally applies to loans and borrowings.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

iii) *Offsetting of financial instruments*

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle them on a net basis or to realise the assets and settle the liabilities simultaneously.

iv). Share Capital

Ordinary equity shares

Incremental costs directly attributable to the issue of ordinary equity shares, are recognised as a deduction from equity.

III. Material Accounting Policies *(Continued)*

e) Inventories

Inventories are valued as under:

Inventories are measured at lower of cost or net realisable value. The cost of inventory is based on specific Identification method and includes cost of purchase, conversion costs and other costs incurred in bringing them to their present location or condition.

Construction work-in-progress / Finished Goods includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale. The inventory of construction work-in- progress is not written down below cost if flats /properties are expected to be sold at or above cost.

Raw Materials is valued at Weighted Average Cost Method.

f) Revenue Recognition

Sale of Real Estate Developments

The Company derives revenues primarily from sale of properties comprising of commercial/residential units and sale of plotted and other lands and Sale of development management services.

The Company recognises revenue when it determines the satisfaction of performance obligations at a point in time and subsequently over time when the Company has enforceable right for payment for performance completed to date. Revenue is recognised upon transfer of control of promised products to customer in an amount that reflects the transaction price
i.e. consideration which the Company expects to receive in exchange for those products.

In arrangements for sale of units the Company applied the guidance in IND AS 115, on “Revenue from contract with customer”, by applying the revenue recognition criteria for each distinct performance obligation. The arrangements with customers generally meet the criteria for considering sale of units as distinct performance obligations. For allocating the transaction price, the Company has measured the revenue in respect of each performance obligation of a contract at its relative standalone selling price. The price that is regularly charged for an item when sold separately is the best evidence of its standalone selling price. The transaction price is also adjusted for the effects of the time value of money if the contract includes a significant financing component. Any consideration payable to the customer is adjusted to the transaction price, unless it is a payment for a distinct product or service from the customer.

Contract assets are recognised when there is excess revenue earned over billings on contracts. Contract assets are classified as unbilled receivables (only act of invoicing is pending) when there is unconditional right to receive cash, and only passage of time is required, as per contractual terms.

Contract liabilities are recognised when there is billing in excess of revenue and advance received from customers.

g) Interest income

Interest income is accounted on an accrual basis at contracted rates.

Interest on delayed payment and forfeiture income are accounted based upon underlying agreements with customers.

III. Material Accounting Policies *(Continued)*

h) Income tax

Income tax expense comprises current tax and deferred tax. It is recognised in the statement of profit and loss except to the extent that it relates to items recognised directly in equity or in OCI.

Current tax

Current tax comprises the expected tax payable or receivable on the taxable income or loss for the year and any adjustment to the tax payable or receivable in respect of previous years. It is measured using tax rates enacted or substantively enacted at the reporting date.

Current tax assets and liabilities are offset only if, the Company:

a) Has a legally enforceable right to set off the recognised amounts; and

b) Intends either to realise the asset and settle the liability on a net basis or simultaneously.

Deferred tax:

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

Deferred tax assets are recognized for unused tax losses, unused tax credits and deductible temporary differences to the extent there is convincing evidence that sufficient taxable profit will be available against which such deferred tax asset can be realised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised; such reductions are reversed when the probability of future taxable profits improves. Deferred tax liabilities are reognised for taxable temporary differences.

Unrecognized deferred tax assets are reassessed at each reporting date and recognised to the extent that it has become probable that future taxable profits will be available against which they can be used.

Deferred tax is measured at the tax rates that are expected to be applied to temporary differences when they reverse, using tax rates enacted or substantively enacted at the reporting date.

The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date, to recover or settle the carrying amount of its assets and liabilities.

Deferred tax assets and liabilities are offset only if:

a) The Company has a legally enforceable right to set off current tax assets against current tax liabilities; and

b) The deferred tax assets and the deferred tax liabilities relate to income taxes levied by the same taxation authority on the same taxable entity.

III. Material Accounting Policies *(Continued)*

i) Employee benefits

Short term employee benefits

Short-term employee benefits are measured on an undiscounted basis and are expensed as the related service is provided. A liability is recognised for the amount expected to be paid if the Company has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

Defined contribution plans

Obligations for contributions to defined contribution plans such as Provident Fund and Employee State Insurance Corporations are expensed as the related service is provided.

Defined benefit plans

The Company's net obligation in respect of defined benefit plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in the current and prior periods, after discounting the same.

The calculation of defined benefit obligations is performed annually by a qualified actuary using the projected unit credit method.

Re-measurement of the net defined benefit liability, which comprise actuarial gains and losses are recognized immediately in other comprehensive income (OCI). Re-measurement, if any, are not reclassified to the statement of profit and loss in subsequent period. Net interest expense (income) on the net defined liability (assets) is computed by applying the discount rate, based on the market yield on government securities as at the reporting date, used to measure the net defined liability (asset). Net interest expense and other expenses related to defined benefit plans are recognized in the statement of profit and loss.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in the statement of profit and loss. The Company recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

Other long-term employee benefits

The Company's net obligation in respect of long-term employee benefits is the amount of future benefit that employees have earned in return for their service in the current and prior periods. They are therefore measured at the present value of expected future payments to be made in respect of services provided by the employees upto the end of the reporting period using the projected unit credit method. The discount rates used are based on the market yields on government securities as at the reporting date. Re-measurements are recognised in the statement of profit and loss in the period in which they arise.

Other long term includes payable in respect of long term incentive scheme recorded based on arithmetical model estimating the possible cash outflows based on assessment of parameters of the scheme and pro-rated to the completed service period and discounted at present value

III. Material Accounting Policies *(continued)*

j) Borrowing Costs

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, pertaining to development of long term projects, are transferred to Construction work-in-progress, as part of the cost of the projects upto the time all the activities necessary to prepare these projects for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the year which they are incurred.

k) Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprise cash at banks and cheques on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above.

l) Earnings per share

These Basic earnings per share is computed by dividing the profit after tax attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit after tax attributable to the equity shareholders as adjusted interest and other charges to expense or income (net of any attributable taxes) relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on conversion of all dilutive potential equity shares. If potential equity shares converted into equity shares increases the earnings per share, then they are treated as anti-dilutive and anti-dilutive earning per share is computed.

m) Provisions and contingent liabilities

A provision is recognised when the Company has a present legal or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are discounted to their present value at a pre-tax rate that reflects current market assessments of the time value if money and the risks specific to the liability and are determined based on the best estimate required to settle the obligation at the Balance Sheet date. These are reviewed at each Balance Sheet date and adjusted to reflect the current best estimates. The unwinding of the discount is recognised as finance cost

Contingent liabilities are disclosed in the notes. Contingent liabilities are disclosed for:

(1) possible obligations which will be confirmed only by future events not wholly within the control of the Company or

(2) present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are not recognised in the financial statements. However, the same are disclosed in the financial statements where an inflow of economic benefit is probable.

III. Material Accounting Policies *(continued)*

n) Events after reporting date

Where events occurring after the balance sheet date provide evidence of conditions that existed at the end of the reporting period, the impact of such events is adjusted with the financial statements. Otherwise, events after the balance sheet date of material size or nature are only disclosed.

o) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Material accounting policy and notes forming part of Financial Statements (Continued)

as at March 31, 2025

(Currency in INR Lakhs)

2 Property Plant and Equipment

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	As at April 01, 2024	Additions during the year	Disposal during the year	As at March 31, 2025	As at April 01, 2024	For the Year	Disposal	As at March 31, 2025	As at March 31, 2025	As at March 31, 2024
Office Equipments	3.58	-	1.84	1.74	3.39	0.01	1.75	1.65	0.09	0.19
Site Equipments	5.39	-	4.00	1.39	5.07	0.05	3.80	1.32	0.07	0.32
Furniture and Fixtures	20.35	-	12.55	7.80	17.88	0.64	11.38	7.14	0.66	2.47
Computers	12.51	0.82	-	13.33	10.15	1.42	-	11.57	1.76	2.36
Electrical Installations and Equipments	0.75	0.09	-	0.84	0.51	0.08	-	0.59	0.25	0.24
Total Property, Plant and Equipment	42.58	0.91	18.39	25.10	37.00	2.20	16.93	22.27	2.83	5.58

Particulars	Gross Block				Accumulated Depreciation				Net Block	
	As at April 01, 2023	Additions during the year	Disposal during the year	As at March 31, 2024	As at April 01, 2023	For the Year	Disposal	As at March 31, 2024	As at March 31, 2024	As at March 31, 2023
Office Equipments	3.58	-	-	3.58	3.37	0.02	-	3.39	0.19	0.21
Site Equipments	3.97	1.42	-	5.39	3.54	1.53	-	5.07	0.32	0.43
Furniture and Fixtures	21.44	-	1.09	20.35	18.09	0.87	1.08	17.88	2.47	3.35
Computers	10.51	2.00	-	12.51	7.29	2.86	-	10.15	2.36	3.22
Electrical Installations and Equipments	0.75	-	-	0.75	0.42	0.09	-	0.51	0.24	0.33
Total Property, Plant and Equipment	40.25	3.42	1.09	42.58	32.71	5.37	1.08	37.00	5.58	7.54

Material accounting policy and notes forming part of Financial Statements (Continued)

as at March 31, 2025

(Currency in INR Lakhs)

3 Intangible Assets and Intangible Assets under Development

Particulars	Gross Block				Accumulated Amortisation				Net Block	
	As at April 01, 2024	Additions during the year	Disposal during the year	As at March 31, 2025	As at April 01, 2024	For the Year	Disposal	As at March 31, 2025	As at March 31, 2025	As at March 31, 2024
Licenses and Software	0.35	-	-	0.35	0.35	-	-	0.35	-	-
Total Intangible Assets	0.35	-	-	0.35	0.35	-	-	0.35	-	-

Particulars	Gross Block				Accumulated Amortisation				Net Block	
	As at April 01, 2023	Additions during the year	Disposal during the year	As at March 31, 2024	As at April 01, 2023	For the Year	Disposal	As at March 31, 2024	As at March 31, 2024	As at March31, 2023
Licenses and Software	0.35	-	-	0.35	0.35	-	-	0.35	-	-
Total Intangible Assets	0.35	-	-	0.35	0.35	-	-	0.35	-	-

Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)

Material accounting policy and notes forming part of Financial Statements (Continued)
as at March 31, 2025 *(Currency in INR Lakhs)*

4 Deferred Tax Assets

a) Amounts recognised in the Statement of Profit and Loss.

Particulars	March 31, 2025	March 31, 2024
Current Tax		
Current Tax	31.28	-
	-	-
Deferred Tax Charge		
Deferred tax	-	-
Tax Expense for the year	31.28	-

b) Amounts recognised in the Other Comprehensive Income

Particulars	March 31, 2025	March 31, 2024
Deferred Tax Charge	-	-
Deferred Tax attributable to :		
Employee Benefits	-	-
Tax Expense for the year	-	-

c) Reconciliation of Effective Tax Rate

Particulars	March 31, 2025	March 31, 2024
Profit Before Tax	1,499.37	568.14
Company's domestic tax rate	25.17%	25%
Tax using the Company's domestic tax rate of 25.17% (Previous Year: 25.17%)	377.36	142.99
Tax effect of:		
Current year profit/losses for which no Deferred tax asset/(liability) was recognised	(163.44)	(21.36)
Changes in non-deductable permanent differences	2.77	-
Unabsorbed Depreciation for which no Deferred tax asset/(liability) was recognised	(0.32)	0.21
Mututal funds no Deferred tax liability was recognised	(185.09)	(121.28)
Other adjustments	-	(0.56)
Tax expense recognised	31.28	-

d) Closing balances:-

Particulars	March 31, 2025	March 31, 2024
Deferred tax Assets	-	-
Deferred tax Liabilities	-	-
	-	-

as at March 31, 2025 (Currency in INR Lakhs)

4 Deferred Tax Assets- *(Continued)*

e) Unrecognised Deferred Tax Asset

Particulars	March 31, 2025		March 31, 2024	
	Gross Loss	Unrecognised tax effect	Gross Loss	Unrecognised tax effect
Business losses	2,906.37	731.48	3,533.78	889.38
Unabsorbed Depreciation	5.36	1.35	4.44	1.12

f) Tax Losses Carried forward

Particulars	Expiry	March 31, 2025 Gross Loss	March 31, 2024 Gross Loss
Expire	2027-28	-	585.12
	2028-29	2,426.53	2,496.96
	2029-30	370.56	370.56
	2031-32	81.14	81.14
	2032-33	28.14	
Never expire		0.84	4.44
		4.52	-

Note:

i.) A new section 115BAA was inserted in the income tax act, 1961, by the government of India on Sept 20, 2019 vide the taxation laws (amendment) ordinance 2019 which provides an option to companies for paying income tax at reduced rates in accordance with the provisions/conditions defined in the said section and accordingly, the company has decided to adopt the new tax rate and has recognised provision for income tax on the basis of the rate prescribed in the said new section and re-measured its deferred tax assets/liabilities accordingly for the year ended March 31, 2020 and subsequent year.

ii.) On March 30 2019, MCA has issued amendment regarding the income tax uncertainty over income tax treatments. As per the company's assessment, there are no material income tax uncertainties over income tax treatments during the current financial year.

as at March 31, 2025 (Currency in INR Lakhs)

5 Inventories (Valued at lower of cost and net realisable value)

Particulars	March 31, 2025	March 31, 2024
Finished Goods (Refer note no-21)	1,569.30	597.41
Construction Work in Progress (Refer note no-21)	-	12,339.20
	1,569.30	12,936.61

6 Investments

Particulars	March 31, 2025	March 31, 2024
Unquoted		
Investment in Mutual Funds carried at Fair Value through Profit or Loss	12,811.65	10,529.72
	12,811.65	10,529.72
Market Value of Unquoted Investements		
Aggregate book value of Unquoted Investments and market value thereof	12,811.65	10,529.72

7 Trade Receivables

Particulars	March 31, 2025	March 31, 2024
To parties other than related parties		
Unsecured, Considered Good	182.30	124.37
Unsecured, significant increase in credit risk/credit impaired	38.86	30.57
Less: Allowance for significant increase in credit risk/credit impaired	(38.86)	(30.57)
	182.30	124.37

(a) Trade Receivables ageing schedule as at March 31, 2025

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	-	54.66	31.62	-	-	96.02	182.30
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	7.06	5.19	-	-	26.61	38.86
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables –	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	-	61.72	36.81	-	-	122.63	221.16

as at March 31, 2025 (Currency in INR Lakhs)

7 Trade Receivables- *(continued)*

(b) Trade Receivables ageing schedule as at March 31, 2024

Particulars	Not due	Outstanding for following periods from due date of payment					Total
		Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade Receivables – considered good	3.62	-	-	-	85.34	35.41	124.37
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	17.77	7.35	5.45	30.57
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
(iv) Disputed Trade Receivables – considered good	-	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-	-
Total	3.62	-	-	17.77	92.69	40.86	154.94

8 Cash and Cash Equivalents

Particulars	March 31, 2025	March 31, 2024
Balances With Banks		
In Current Accounts	17.01	2.11
In Fixed Deposit Accounts with original maturity less than 3 months	-	47.90
	17.01	50.01

9 Bank Balances other than above

Particulars	March 31, 2025	March 31, 2024
Balances With Banks		
In Fixed Deposit Accounts with maturity more than 3 months but less than 12 month	181.40	93.45
	181.40	93.45

Material accounting policy and notes forming part of Financial Statements (Continued)
as at March 31, 2025 *(Currency in INR Lakhs)*

10 Other Current Financial Assets

Particulars	March 31, 2025	March 31, 2024
Unsecured, Considered Good		
To related parties		
Others (includes expenses recoverable etc. (refer note 30))	1.67	-
To parties other than related parties		
Deposits - Others(Includes electricity deposit,deposit for appeal etc)	122.31	122.31
Interest Accrued on fixed deposits	0.17	0.18
	124.15	122.49

11 Other Current Non Financial Assets

Particulars	March 31, 2025	March 31, 2024
Secured, Considered Good		
To parties other than related parties		
Advance to Suppliers and Contractors (refer note (a) below)	4.98	4.98
Unsecured, Considered Good		
To parties other than related parties		
Unbilled Revenue	52.36	9.21
Balances with Government Authorities	180.44	517.03
Advance to Suppliers and Contractors	121.89	121.18
Others (includes deferred brokerage etc.)	21.12	408.83
	380.79	1,061.23

(a) Advance to Suppliers and Contractors includes advances amounting to INR.4.98 lakhs(Previous year:INR 4.98 lakhs) are secured against bank guarantees.

12 Equity Share Capital

Particulars	March 31, 2025	March 31, 2024
a) **Authorised :**		
8,52,59,950/- Equity Shares of INR 10/- each (Previous Year: 8,52,59,950/- Equity Share of INR 10/-	8,526.00	8,526.00
	8,526.00	8,526.00
b) **Issued, Subscribed and Paid-up:**		
8,52,09,950/- Equity Shares of INR 10/- each (Previous Year: 8,52,09,950/- Equity Share of INR 10/-	8,521.00	8,521.00
	8,521.00	8,521.00

c) Reconciliation of number of shares outstanding at the beginning and end of the year :

Particulars	March 31, 2025		March 31, 2024	
	No. of Shares	INR in Lakhs	No. of Shares	INR in Lakhs
Equity Shares :				
Outstanding at the beginning of the year	8,52,09,950	8,521.00	8,52,09,950	8,521.00
Issued during the year	-	-	-	-
Outstanding at the end of the year	8,52,09,950	8,521.00	8,52,09,950	8,521.00

d) Shareholding Information of Holding company

Particulars	March 31, 2025		March 31, 2024	
	No. of Shares	INR in Lakhs	No. of Shares	INR in Lakhs
Equity Shares are held by:				
Godrej Properties Ltd	8,52,09,950	8,521.00	8,52,09,950	8,521.00

e) Rights, preferences and restrictions attached to Equity shares

The Company has only one class of equity shares having a par value of INR 10/- per share. Each holder of equity shares is entitled to one vote per share held. In the event of liquidation, the shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

f) Shareholders holding more than 5% shares in the Company:

Particulars	March 31, 2025		March 31, 2024	
	No. of Shares	%	No. of Shares	%
Equity Shares				
Godrej Properties Ltd	8,52,09,950	100.00%	8,52,09,950	100.00%

g) Disclosure of Promoters & Promoter Group Shareholding

Shares held by Promoters at the end of the March 31, 2025				% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total Shares	
1	Godrej Properties Ltd	8,52,09,950	100.00%	0.00%

Shares held by Promoters at the end of the March 31, 2024				% change during the year
Sr. No.	Promoter Name	No. of Shares	% of total Shares	
1	Godrej Properties Ltd	8,52,09,950	100.00%	0.00%

Material accounting policy and notes forming part of Financial Statements (Continued)
as at March 31, 2025 *(Currency in INR Lakhs)*

Other Equity

Particulars	March 31, 2025	March 31, 2024
Other Equity	2,137.30	670.40
	2,137.30	670.40

13 Provisions (Non-Current)

Particulars	March 31, 2025	March 31, 2024
Provision for Employee Benefits		
Gratuity	-	10.32
	-	10.32

14 Trade Payables

Particulars	March 31, 2025	March 31, 2024
Total Outstanding Dues of Micro Enterprises and Small Enterprises	258.21	187.65
Total Outstanding Dues of Creditors other than Micro Enterprises and Small Enterprises (refer note 30)	1,643.67	1,455.01
	1,901.88	1,642.66

(a) Trade Payables ageing schedule as at March 31, 2025

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	258.21	-	-	-	-	258.21
(ii) Others*	1,544.41	15.96	-	11.45	71.85	1,643.67
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	1,802.62	15.96	-	11.45	71.85	1,901.88

*Others includes INR. 83.26 Lakhs of accured expenses

Trade Payables ageing schedule as at March 31, 2024

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
(i) MSME	187.65	-	-	-	-	187.65
(ii) Others	1,178.29	-	35.76	109.34	131.62	1,455.01
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-
Total	1,365.94	-	35.76	109.34	131.62	1,642.66

as at March 31, 2025 (Currency in INR Lakhs)

15 Other Current Financial Liabilities

Particulars	March 31, 2025	March 31, 2024
Deposits - Others	2.73	2.73
Employee Benefits Payable	52.54	96.16
Compulsory convertible debentures interest payable (refer note 30)	2,070.36	2,070.36
	2,125.63	2,169.25

16 Other Current Non Financial Liabilities

Particulars	March 31, 2025	March 31, 2024
To parties other then related parties		
Statutory Dues (includes PF,GST and TDS)	38.70	49.15
Advances Received Against Sale of Flats/ Units	444.36	11,934.50
Other (includes advance from customer for maintenance, etc.)	105.65	30.97
	588.71	12,014.62

17 Provisions (Current)

Particulars	March 31, 2025	March 31, 2024
Provision for Employee Benefits		
Gratuity	14.10	3.05
Compensated Absences	0.57	1.40
	14.67	4.45

Material accounting policy and notes forming part of Financial Statements (Continued)

For the year ended March 31, 2025 *(Currency in INR Lakhs)*

18 Revenue from Operations

Particulars	March 31, 2025	March 31, 2024
Sale of Real Estate Developments	13,364.97	92.47
Other Operating Revenues		
Other Income from Customers	97.49	143.03
	13,462.46	235.50

19 Other Income

Particulars	March 31, 2025	March 31, 2024
Interest Income	16.48	5.77
Interest on Income Tax Refund	3.60	5.48
Income from Investment measured at FVTPL	763.65	481.88
Profit on Sale of Investments (net)	96.04	225.15
Miscellaneous Income	478.00	-
	1,357.77	718.28

20 Cost of Materials Consumed

Particulars	March 31, 2025	March 31, 2024
Construction, Material and Labour	574.81	51.37
Architect Fees	8.04	8.66
Other Costs (including depreciation expense)	669.81	536.68
	1,252.66	596.71

21 Changes in Inventories of Finished Goods and Construction Work-in-Progress

Particulars	March 31, 2025	March 31, 2024
Inventories at the beginning of the year		
Finished Goods	597.41	255.18
Construction Work-in-Progress	12,339.20	12,160.05
	12,936.61	12,415.23
Inventories at the end of the year		
Finished Goods	1,569.30	597.41
Construction Work-in-Progress	-	12,339.20
	1,569.30	12,936.61
	11,367.31	(521.38)

22 Employee Benefits Expense

Particulars	March 31, 2025	March 31, 2024
Salaries, Bonus and Allowances	66.17	176.55
Contribution to Provident and Other Funds	6.50	6.24
Staff Welfare Expenses	2.36	5.00
	75.03	187.79

Material accounting policy and notes forming part of Financial Statements (Continued)

For the year ended March 31, 2025 *(Currency in INR Lakhs)*

23 Finance Costs

Particulars	March 31, 2025	March 31, 2024
Interest Expense	21.02	-
Interest on Income Tax	-	0.01
Total Finance Costs	21.02	0.01

24 Depreciation and Amortisation Expense

Particulars	March 31, 2025	March 31, 2024
Depreciation on Property, Plant and Equipment	2.20	5.37
Amortisation of Intangible Assets	-	-
Total Depreciaton and Amortisation Expense	2.20	5.37

25 Other Expenses

Particulars	March 31, 2025	March 31, 2024
Advertisement and Marketing Expense	58.43	-
Consultancy Charges	6.24	12.44
Office Expenses	46.31	16.72
Corporate Social Responsibility Expenses (Refer Note 36)	11.00	1.00
Business Support Services	18.71	24.88
Brokerage	402.96	-
Security charges	23.60	21.40
Annual Maintainence charge	4.48	5.51
Repairing & maintainece	0.98	9.71
Maintainence expenses	-	0.33
Audit Fees (Refer Note 35)	8.54	8.60
Travelling Expenses	0.84	2.85
Insurance	0.73	4.47
Other Expenses	19.82	9.23
	602.64	117.14

For the year ended March 31, 2025 (Currency in INR Lakhs)

26 EARNINGS PER SHARE

a) Basic Earnings Per Share

The calculation of basic earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding.

Particulars	March 31, 2025	March 31, 2024
(i) Profit attributable to ordinary shareholders (basic)		
Profit for the year, attributable to ordinary shareholders of the Company	1,468.09	568.14
	1,468.09	568.14
(ii) Weighted average number of ordinary shares (basic)		
Weighted average number of equity shares at the beginning of the year	8,52,09,950	8,52,09,950
Add: Weighted average number of equity shares issued during the year	-	-
Add: Weighted average effect of share options exercised	-	-
Weighted average number of equity shares outstanding at the end of the year	8,52,09,950	8,52,09,950
Basic Earnings Per Share (INR) (Face value INR 10 each)(Previous year: INR 10 each)	1.72	0.67

b) Diluted Earnings Per Share

The calculation of diluted earnings per share is based on the profit attributable to ordinary shareholders and weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares.

Particulars	March 31, 2025	March 31, 2024
(i) Profit attributable to ordinary shareholders (diluted)		
Profit for the year, attributable to ordinary shareholders of the Company	1,468.09	568.14
	1,468.09	568.14
(ii) Weighted average number of ordinary shares (diluted)		
Weighted average number of equity shares outstanding (basic)	8,52,09,950	8,52,09,950
Add: Weighted average effect of potential equity shares under ESGS plan	-	-
	8,52,09,950	8,52,09,950
Diluted Earnings Per Share (INR) (Face value INR 10 each) (Previous year: INR 10 each)	1.72	0.67

For the year ended March 31, 2025 (Currency in INR Lakhs)

27 EMPLOYEE BENEFITS

a) Defined Contribution Plans:

Contribution to Defined Contribution Plans recognised as an expense for the year are as under:

Particulars	March 31, 2025	March 31, 2024
Employer's Contribution to Provident Fund (Gross before Allocation)	6.5	6.24

b) Defined Benefit Plans:

Contribution to Gratuity Fund (Non-Funded)

Gratuity is payable to all eligible employees on death or on separation/ termination in terms of the provisions of the Payment of Gratuity Act or as per the Company's policy whichever is beneficial to the employees.

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

(i) Changes in present value of defined benefit obligation

Particulars	March 31, 2025	March 31, 2024
Present value of obligation as at beginning of the year	13.37	11.22
Interest Cost	0.96	0.82
Current Service Cost	1.48	1.81
Benefits Paid	-	(0.83)
Effect of Liability Transfer in	-	0.26
Effect of Liability Transfer out	(2.90)	(2.27)
Actuarial (gains)/ losses on obligations - due to change in demographic assumptions	0.39	0.24
Actuarial (gains)/ losses on obligations - due to change in financial assumptions	0.54	0.00
Actuarial (gains) /losses on obligations - due to change in experience	0.26	2.12
Actuarial (gains) /losses on obligations - due to change in experience	-	
Present value of obligation as at the end of the year	14.10	13.37

(ii) Amount recognised in the Balance Sheet

Particulars	March 31, 2025	March 31, 2024
Present value of obligation as at end of the year	14.10	13.37
Fair value of plan assets as at end of the year	-	-
Net obligation as at end of the year	14.10	13.37

(iii) Net gratuity cost for the year

Particulars	March 31, 2025	March 31, 2024
Recognised in the Statement of Profit and Loss		
Current Service Cost	1.48	1.81
Interest Cost	0.96	0.82
Total	2.44	2.63

27 EMPLOYEE BENEFITS(continued)

Particulars	March 31, 2025	March 31, 2024
Recognised in Other Comprehensive Income (OCI)		
Remeasurement due to:		
Actuarial (gains)/losses on obligations - due to change in demographic assumptions	0.39	0.24
Actuarial (gains)/losses on obligations - due to change in financial assumptions	0.54	0.00
Actuarial (gains)/losses on obligations - due to change in experience	0.26	2.12
Total	1.19	2.37
Less: Transferred to Construction Work-In-Progress	-	-
Net Gratuity cost in Total Comprehensive Income (TCI)	3.63	5.00

The cumulative amount of actuarial (gains) / losses on obligations recognised in other comprehensive income as at March 31, 2025 is INR 1.19 Lakhs (Previous Year: (2.37 Lakhs).

(iv) The Principal assumptions used in determining the present value of defined benefit obligation for the Company's plan are given below:

Particulars	March 31, 2025	March 31, 2024
Discount Rate	6.54%	7.19%
Salary escalation rate	14.50%	14.00%
Attrition Rate	25.00%	28.00%
Mortality	Indian Assured Lives Mortality (2012-14) Urban	Indian Assured Lives Mortality (2012-14) Urban

(v) Sensitivity analysis

A quantitative sensitivity analysis on Defined Benefit Obligation for significant assumptions as at March 31, 2025 is shown below:

Particulars	March 31, 2025		March 31, 2024	
	Increase	Decrease	Increase	Decrease
Discount Rate (1% movement)	(0.49)	0.53	(0.39)	0.42
Salary escalation rate (1% movement)	0.49	(0.46)	0.39	(0.37)
Attrition Rate (1% movement)	(0.17)	0.19	(0.13)	0.14

The sensitivity analysis presented above may not be representative of the actual change in the defined benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated. Furthermore, in presenting the above sensitivity analysis, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the defined benefit obligation liability recognised in the balance sheet. There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

(vi) The expected future cash flows in respect of gratuity as at March 31, 2025 were as follows:

Maturity Analysis of Projected Benefit Obligation: From the Employer

Projected Benefits Payable in Future Years from the Reporting Date	March 31, 2025	March 31, 2024
1st Following Year	2.80	3.05
2nd Following Year	2.40	2.59
3rd Following Year	2.05	2.12
4th Following Year	1.76	1.78
5th Following Year	1.51	1.45
Sum of Years 6 to 10	4.82	4.14
Sum of Yeas 11 and above	-	-

Compensated absences

Compensated absences for employee benefits of INR 0.57 lakhs (Previous Year: INR 1.4 lakhs) expected to be paid in exchange for the services recognised as an expense during the year.

For the year ended March 31, 2025 (Currency in INR Lakhs)

28 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT

a) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy. It does not include fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

March 31, 2025	Carrying amount			Fair value			
	Fair value through profit or loss	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Current							
Investments	12,811.65	-	12,811.65	12,811.65	-	-	12,811.65
Trade receivables	-	182.30	182.30	-	-	-	-
Cash and cash equivalents	-	17.01	17.01	-	-	-	-
Bank balances other than above	-	181.40	181.40	-	-	-	-
Other Current Financial Assets	-	124.15	124.15	-	-	-	-
	12,811.65	504.86	13,316.51	12,811.65	-	-	12,811.65
Financial Liabilities							
Current							
Trade Payables	-	1,901.88	1,901.88	-	-	-	-
Other Current Financial Liabilities	-	2,125.63	2,125.63	-	-	-	-
	-	4,027.51	4,027.51	-	-	-	-

March 31, 2024	Carrying amount			Fair value			
	Fair value through profit or loss	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Current							
Investments	10,529.72	-	10,529.72	10,529.72	-	-	10,529.72
Trade receivables	-	124.37	124.37	-	-	-	-
Cash and cash equivalents	-	50.01	50.01	-	-	-	-
Bank Balances other than above	-	93.45	93.45	-	-	-	-
Other Current Financial Assets	-	122.49	122.49	-	-	-	-
	10,529.72	390.32	10,920.04	10,529.72	-	-	10,529.72
Financial Liabilities							
Current							
Trade Payables	-	1,642.66	1,642.66	-	-	-	-
Other Current Financial Liabilities	-	2,169.25	2,169.25	-	-	-	-
	-	3,811.91	3,811.91	-	-	-	-

28 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continued)

b) Measurement of Fair Value

(i) The fair values of investments in mutual fund units is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

(ii) The Company uses the Discounted Cash Flow valuation technique (in relation to financial assets measured at amortised cost and fair value through profit or loss) which involves determination of present value of expected receipt/ payment discounted using appropriate discounting rates. The fair value so determined are classified as Level 2.

c) Financial risk management

The Company has exposure to the following risks arising from financial instruments:

(i) Risk Management Framework

(ii) Credit Risk

(iii) Liquidity Risk

(iv) Market Risk.

i) Risk Management Framework

The Company's Board of Directors have overall responsibility for the establishment and oversight of the Company's risk management framework. The Board of Directors have established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The committee reports regularly to the Board of Directors on its activities.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Company's activities. The Company, through its training and management standards and procedures, aims to maintain a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Audit Committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The Audit Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and adhoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

(ii) Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's receivables from customers, investments in debt securities, loans given to related parties and project deposits.

The carrying amount of financial assets represents the maximum credit exposure.

Trade Receivables

Customer credit risk is managed by requiring customers to pay advances through progress billings before transfer of ownership, therefore substantially eliminating the Company's credit risk in this respect.

The Company's credit risk with regard to trade receivable has a high degree of risk diversification, due to the large number of projects of varying sizes and types with numerous different customer categories in a large number of geographical markets.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

For the year ended March 31, 2025 (Currency in INR Lakhs)

28 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continued)

The movement in the provision for expected credit loss for credit impairment of Trade Receivables due to lifetime expected credit loss during the year are as follows:

Particulars	March 31, 2025	March 31, 2024
Opening balance	30.57	30.57
Add: Impairment loss recognised	8.29	-
Add: Impairment loss recognised for Trade Receivables for which credit risk has increased significantly since initial recognition	-	-
Add: Impairment loss recognised for Trade Receivables that are credit impaired	-	-
Less: Impairment loss reversed	-	-
Closing balance	38.86	30.57

Investment in Mutual Funds

Investments in mutual funds are generally made in debt based funds with approved credit ratings as per the Investment policy of the Company.

Cash and Bank balances

Credit risk from cash and bank balances is managed by the Company's treasury department in accordance with the Company's policy.

(iii) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Management monitors rolling forecasts of the Company's liquidity position on the basis of expected cash flows. This monitoring includes financial ratios and takes into account the accessibility of cash and cash equivalents.

The Company has access to funds from capital and debt markets through loan from banks, commercial papers and other debt & equity instruments. The Company invests its surplus funds in bank fixed deposits and debt based mutual funds.

Exposure to liquidity risk

The following are the remaining contractual maturities of financial liabilities at the reporting date:

March 31, 2025	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Trade Payables	1,901.88	1,901.88	1,818.58	-	83.30	-
Other Current Financial Liabilities	2,125.62	2,125.62	2,125.62	-	-	-

March 31, 2024	Carrying Amount	Contractual cash flows				
		Total	Within 12 months	1-2 years	2-5 years	More than 5 years
Financial Liabilities						
Current						
Trade Payables	1,642.66	1,642.66	1,400.36	73.87	168.43	-
Other Current Financial Liabilities	2,169.25	2,169.25	2,169.25	-	-	-

The contractual cash flow of the current year is presented based on undiscounted cash flows of financial liabilities based on the due date on which the company be required to pay.

For the year ended March 31, 2025 (Currency in INR Lakhs)

28 FINANCIAL INSTRUMENTS – FAIR VALUES AND RISK MANAGEMENT (Continued)

(iv) Market Risk

Market risk is the risk that changes in market prices such as foreign exchange rate and interest rates will affect the Company's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

a) Currency Risk

Currency risk is not material, as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

b) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable, competitive cost of funding.

Exposure to interest rate risk

The interest rate profile of the Company's interest-bearing financial instruments as reported to the management is as follows:

Particulars	March 31, 2025	March 31, 2024
Financial liabilities		
Variable rate instruments	-	-
Fixed rate instruments	-	-
	-	-
Financial assets		
Variable rate instruments	-	-
Fixed rate instruments	181.40	141.35
	181.40	141.35

Fair value sensitivity analysis for fixed rate instruments

The Company does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

29 CAPITAL MANAGEMENT

The Company's policy is to maintain a strong capital base so as to maintain investor, creditor and market confidence and to sustain future development of the business.

The Company monitors capital using a ratio of 'Net Debt to Equity'. For this purpose, net debt is defined as total borrowings (including interest accrued) less cash and bank balances and other current investments.

The Company's net debt to equity ratio is as follows:

Particulars	March 31, 2025	March 31, 2024
Net debt*	-	-
Total equity	10,658.31	9,191.40
Net debt to Equity ratio	-	-

* There are no debt outstanding as at 31st March, 2025

For the year ended March 31, 2025 (Currency in INR Lakhs)

30 RELATED PARTY TRANSACTIONS

Related party disclosures as required by IND AS - 24, Related Party Disclosures for the year ended March 31, 2025 are given below:

1. Relationships:

i) Holding Company:
1.Godrej Properties Ltd-100%

ii) Other Related Parties in Godrej Group :
1.Godrej & Boyce manufacturing Company Limited (till April 30 ,2024)
2.Godrej Buildwell Projects LLP (Formerly known as Godrej Construction Projects LLP)
3.Godrej Projects Development Limited

iii) Key Management Personnel and their Relatives :
1.Akila Jayaraman, director of the Company
2.Mohammed Samiulla , director of the Company
3.Tony Joseph, Additional director of the Company

30 RELATED PARTY TRANSACTIONS

2 'The following transactions were carried out with the related parties in the ordinary course of business.

(i) Details relating to parties referred to in items 1(i), (ii) and (iii) above

Nature of Transaction	Godrej Properties Limited	Godrej Buildwell Projects LLP (Formerly known as Godrej Construction Projects LLP)	Godrej Projects Development limited	Total
Transactions during the year				
Expense charged by other Companies / Entities				
Current Year	18.86	-	-	18.86
Previous Year	27.34	-	-	27.34
Amount paid on transfer of Employee (Net)				
Current Year	4.04	-	-	4.04
Previous Year	3.25	-	-	3.25
Expense charged to other Companies / Entities				
Current Year	6.94	0.11	4.23	11.28
Previous Year	0.11	-	-	0.11
Development Management Fees Received				
Current Year	218.35	-	-	218.35
Previous Year	146.80	-	-	146.80
Amount received on transfer of Employee (Net)				
Current Year	-	-	-	-
Previous Year	0.26	-	-	0.26
Brand Fees				-
Current Year	69.30	-	-	69.30
Previous Year	0.97	-	-	0.97

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For the year ended March 31, 2025 (Currency in INR Lakhs)

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30 RELATED PARTY TRANSACTIONS(Continued)

Details relating to parties referred to in items 1(i), (ii) & (iii) above

Balance Outstanding as at March 31, 2025	**Godrej Properties Limited**	**Godrej Buildwell Projects LLP (Formerly known as Godrej Construction Projects LLP)**	**Godrej Projects Development limited**	**Total**
Balance Outstanding				-
Amount Payable				-
As at March 31, 2025	5.58	-	-	5.58
As at March 31, 2024	-	-	-	-
Amount Receivable				-
As at March 31, 2025	-	-	0.16	0.16
As at March 31, 2024	-	-	-	-
Debenture Interest Outstanding				-
As at March 31, 2025	519.66	-	-	519.66
As at March 31, 2024	519.66	-	-	519.66

31 REVENUE FROM CONTRACTS WITH CUSTOMERS

(a) The amount of INR 11,507.37 lakhs (Previous Year: INR 92.47 lakhs) recognised in contract liabilities at the beginning of the year has been recognised as revenue during the year ended March 31, 2025.

(b) Significant changes in contract asset and contract liabilities balances are as follows:

Particulars	March 31, 2025	March 31, 2024
Contract asset		
At the beginning of the reporting period	9.21	100.12
Change due to revenue recorded based on measure of progress during the year	43.15	(90.91)
Significant change due to business combination	-	-
At the end of the reporting period	52.36	9.21
Contract liability		
At the beginning of the reporting period	11,934.50	10,426.99
Significant financing component	(1,356.27)	1,356.27
Change due to revenue recorded based on measure of progress during the year	(12,008.70)	-
Cumulative catch-up adjustments affecting contract liability	1,874.83	151.24
Significant change due to business combination	-	-
At the end of the reporting period	444.36	11,934.50

(C) Performance obligation

The Company is engaged primarily in the business of real estate construction, development and other related activities.

All the Contracts entered with the customers consists of a single performance obligation thereby the consideration allocated to the performance obligation is based on standalone selling prices.

Revenue is recognised upon transfer of control of residential and commercial units to customers for an amount that reflects the consideration which the Company expects to receive in exchange for those units. The trigger for revenue recognition is normally completion of the project or receipt of approvals on completion from relevant authorities or intimation to the customer of completion, post which the contract becomes non-cancellable by the parties.

The revenue is measured at the transaction price agreed under the contract. In certain cases, the Company has contracts where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year. As a consequence, the Company adjusts the transaction price for the effects of a significant financing component.

Any costs incurred that do not contribute to satisfying performance obligations are excluded from the Company's input methods of revenue recognition as the amounts are not reflective of our transferring control of the system to the customer. Significant judgment is required to evaluate assumptions related to the amount of net contract revenues, including the impact of any performance incentives, liquidated damages, and other forms of variable consideration.

If estimated incremental costs on any contract, are greater than the net contract revenues, the Company recognises the entire estimated loss in the period the loss becomes known.

The aggregate amount of the transaction price allocated to the performance obligations that are unsatisfied (or partially unsatisfied) as at March 31, 2025 is INR 444.36 lakhs (Previous Year: INR 11934.50 Lakhs), This will be recognised as revenue over a period of 1-3 years .

The following table discloses the reconciliation of amount of revenue recognised as at March 31, 2025:

Particulars	March 31, 2025	March 31, 2024
Contract price of the revenue recognised	12,008.70	92.47
Add: Significant financing component	1,356.27	-
Revenue from Sale of Real Estate Developments and Sale of Services recognised in the Statement of Profit and Loss	13,364.97	92.47

32 TRANSACTION WITH STRUCK OFF COMPANY

There are no transaction with any Struck off Company for the FY 24-25 and FY 2023-24.

For the year ended March 31, 2025 (Currency in INR Lakhs)

33 RATIO ANALYSIS

Sr. No.	Ratio	March 31, 2025	March 31, 2024	Change %	Reason for more than 25% change
1	Current Ratio	3.25	1.57	106.75%	The increase was mainly due to a decrease in advances received from customers and increase in investement in mutual fund.
2	Debt Service Coverage Ratio	-	-	-	Na
3	Return on Equity Ratio	14.79%	6.38%	131.85%	The change is mainly due to increase in revenue from operations and hence an increased profit in comparison to the previous period.
4	Inventory Turnover Ratio	1.74	0.01	29181.41%	The increase is primarily due to a rise in COGS, resulting from the transfer of inventory recognized upon completion of the performance obligation
5	Trade Receivables Turnover Ratio	77.93	0.98	7861.29%	The increase is due to the revenue recognised during current year as compared to previous year.
6	Trade Payables Turnover Ratio	7.04	0.03	22202.10%	Increase is mainly on account of increase in COGS recognised and trade payable as compared to previous year.
7	Net Capital Turnover Ratio	1.37	0.03	4983.25%	Increase is mainly on account of revenue recognised during the year and increase in profit during the year.
8	Net Profit Ratio	0.10	0.60	-83.37%	Decreased is mainly on account of increase in brokerage expense which was decapped in current year as we had recognized revenue in current year for Phase-2.
9	Return on Capital Employed	0.15	0.06	138.21%	Increased is mainly on account of operational profit as compared to last year.
10	Return on Investment	7.44%	6.78%	9.70%	Na

33 RATIO ANALYSIS(continued)

Formulae for computation of ratios are as follows:

Sr. No.	Particulars	Formula
1	Current Ratio	Current Assets / Current Liabilities
2	Debt Service Coverage Ratio	Earnings available for debt service {Profit/(loss) before tax + Finance cost + Finance cost included in Cost of Sales + Depreciation and amortisation expense} / Finance Cost (exdudes interest accounted on customer advance as per EIR Principal) + Principal Payment due to Non-Current Borrowing repayable within one year
3	Return on Equity Ratio	Profit/(loss) for the year / Average Shareholder's Equity {Total Equity}
4	Inventory Turnover Ratio	COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Inventories
5	Trade Receivables Turnover Ratio	Revenue from Operations / Average Trade Receivables
6	Trade Payables Turnover Ratio	COGS (Cost of Material Consumed + Changes in inventories of finished goods and construction work-in-progress) / Average Trade Payables
7	Net Capital Turnover Ratio	Revenue from Operations / Average Working Capital {Current Assets - Current Liabilities}
8	Net profit ratio	Profit/(loss) for the year / Total Income
9	Return on Capital Employed	Earnings before Interest and Tax {Profit / (Loss) before tax + Finance cost + Finance cost included in Cost of Sales+Depreciation} / Average Capital Employed {Tangible Net Worth + Total Debt + Deferred Tax Liability (net of Deferred Tax Assets)}
10	Return on Investment	Income generated from treasury invested funds / Average invested funds in treasury investments

34 CONTINGENT LIABILITIES AND COMMITMENTS

(a) Contingent Liabilities

Matters	March 31, 2025	March 31, 2024
I) Claims against Company not Acknowledged as debts:		
i) Claims not acknowledged as debts represent cases filed by parties in the Consumer forum, Civil Court and High Court and disputed by the Company as advised by advocates. In the opinion of the management the claims are not sustainable	-	148.72
ii) Appeal to be preferred before GST Appellate Tribunal	-	0.14
II) Guarantees:		
i) Guarantees given by Bank, counter guaranteed by the Company	-	-

(b) Commitments

Particulars	March 31, 2025	March 31, 2024
Capital Commitment (Net of advance)	-	-

35 Payment to Auditors

Particulars	March 31, 2025	March 31, 2024
Audit Fees	5.66	5.90
Certification and other services	1.11	2.70
Reimbursement of Expenses	1.77	-
Total	8.54	**8.60**

36 FOREIGN EXCHANGE DIFFERENCE

The amount of exchange difference included in the Statement of Profit and Loss, is INR 0.00 Lakhs (Previous Year: INR. 0.00 Lakhs (Net Loss)).

37 CORPORATE SOCIAL RESPONSIBILITY

The Company has spent INR 11.00 lakhs during the year (Previous Year: INR 1.00 Lakhs) as per the provisions of Section 135 of the Companies Act, 2013 towards Corporate Social Responsibility (CSR) activities grouped under 'Other Expenses'.

(a)Gross amount required to be spent by the Company during the year INR 11.00 lakhs. (Previous Year: INR 1.00 Lakhs)

(b)Amount spent during the year on :

Particulars	Amount Spent in Cash	Amount yet to be paid in Cash	Total Amount
Year ended March 31, 2025			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	11.00	-	11.00
Year ended March 31, 2024			
(i) Construction / Acquisition of any Asset	-	-	-
(ii) On purposes other than (i) above	1.00	-	1.00

Details of ongoing CSR projects under Section 135(6) of the Act

Balance as at April 01, 2024		Amount required to be spent during the	Amount spent during the		Balance as at March 31, 2025	
With the Company	In Seprate CSR Unspent Account		From the Company's Bank	From Separate CSR	With the Company	In Separate CSR Unspent Account
-	-	11.00	11.00	-	-	-

For the year ended March 31, 2025 (Currency in INR Lakhs)

38 SEGMENT REPORTING

A. Basis of Segmentation

Factors used to identify the entity's reportable segments, including the basis of organisation

For management purposes, the Company has only one reportable segment namely, Development of real estate property. The Managing Director of the Company acts as the Chief Operating Decision Maker ("CODM"). The CODM evaluates the Company's performance and allocates resources based on an analysis of various performance indicators viz. Profit after tax.

B. Geographical Information

The geographic information analyses the Company's revenue and Non-Current Assets other than financial instruments, deferred tax assets, post-employment benefit assets by the Company's country of domicile and other countries. As the Company is engaged in Development of Real Estate property in India, it has only one reportable geographical segment.

C. Information about major customers

None of the customers for the year ended march 31,2025 & march 31, 2024 constituted more then 10% of total revenue of the company.

39 ADDITIONAL DISCLOSURE TO MICRO, SMALL AND MEDIUM ENTERPRISES :

Particulars	March 31, 2025	March 31, 2024
(a) The principal amount remaining unpaid to any supplier as at the end of the accounting year;	258.21	187.65
(b) The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	Nill	Nill
(c) The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	Nill	Nill
(d) the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED	Nill	Nill
(e) The amount of interest accrued and remaining unpaid at the end of accounting year	Nill	Nill
(f) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	Nill	Nill

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006.

40 Cash and Cash Equivalents and Bank Balances includes balances in Escrow Account which shall be used only for specified purposes as defined under Real Estate (Regulation and Development) Act, 2016.

41 (A) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

B. The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall :

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries

C. The Company has neither declared nor paid any dividend during the year.

42 OTHER STATUTORY INFORMATION

(a) The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period
(b) The Company have not any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961
(c) The Company is not declared as wilful defaulter by any bank of financial institution or other lenders
(d) The Company does not have any approved scheme of arrangements during the year

No transactions to report against the following disclosure requirements as notified by MCA pursuant to amended Schedule III:
(a) Crypto Currency or Virtual Currency
(b) Benami Property held under Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder
(c) Relating to borrowed funds:
i. Utilisation of share premium
ii. Discrepancy in utilisation of borrowings

As per our report of even date.

For B S R & Co. LLP
Chartered Accountants
Firm's Registration No: 101248W/W-100022

DEEPAK NAIR
Digitally signed by DEEPAK NAIR
Date: 2025.05.02 21:56:15 +05'30'

Deepak Nair
Partner
Membership No:139861
Mumbai
May 02, 2025

For and on behalf of the Board of Directors of
Godrej Township Development Limited (Formerly known as Godrej Home Constructions Limited and Godrej Home Constructions Private Limited)
CIN: U70102MH2015PLC263486

Tony Joseph
Digitally signed by Tony Joseph
Date: 2025.05.02 20:54:13 +05'30'

Tony Joseph
Director
DIN: 10479504
Bengaluru
May 02, 2025

Akila Jayaraman

Akila Jayaraman
Director
DIN: 09834353
Bengaluru
May 02, 2025

Tanmay Pramod Bhat
Digitally signed by Tanmay Pramod Bhat
Date: 2025.05.02 20:45:02 +05'30'

Tanmay Pramod Bhat
Company Secretary
Membership No. A45082
Mumbai
May 02, 2025

Anukool Jain
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Date: 2025.05.02 20:45:42 +05'30'

Anukool Jain
Chief Financial Officer

Bengaluru
May 02, 2025